

Amendment No. #
to the
Official Plan of the
County of Peterborough

Tom and Brenda Shaughnessy
Part Lot 1, Concession 10
Douro Ward
Township of Douro-Dummer

Official Plan Amendment No. #

Part “A” - The Preamble does not constitute part of this Amendment.

Part “B” - The Amendment consisting of the following text and schedules constitutes Amendment No. # to the Official Plan for the County of Peterborough.

Also attached is **Part “C” - The Appendices** which does not form part of this amendment. The appendices contain copies of correspondence that have been received relating to the amendment and also a copy of the Minutes of the public meeting associated with the amendment.

Part A - The Preamble

Purpose

The purpose of the Official Plan Amendment is to amend the current Municipal (Township of Douro-Dummer Highway Commercial Designation to the Rural Designation, specifically as it relates to lands known municipally as 181 County Road 4, Douro Ward, Township of Douro-Dummer. The amendment applies to certain lands within the “Highway Commercial” designation, on lands located in Lot 1, Concession 10 of the Douro Ward.

Basis

The County of Peterborough has received application from Tom and Brenda Shaughnessy to amend the Official Plan for the County of Peterborough. Tom and Brenda Shaughnessy own a 40 hectare (101 acres) parcel of land in Lot 1, Concession 10 in the Douro Ward.

The Amendment is required change the current Municipal (Township of Douro-Dummer Highway Commercial Designation to the Rural Designation. This Amendment pertains to the northern portion of the property only.

Existing and Surrounding Uses

The property is located east of the intersection of County Road No. 4 and Division Road having frontage on both County Road No. 4 and Division Road.

Surrounding land uses are summarized as follows:

Direction	Land Uses
North	County Road No. 4, Rural Residential, Rural
South	Rural
East	Rural
West	Township Fire Hall, Rural Residential, Division Road

The property contains a detached single-unit dwelling, a barn, drive shed and small accessory buildings.

2024 Provincial Planning Statement (PPS)

The Amendment is consistent with the policy directives of the 2024 PPS (October 21, 2024, date of effect).

Policy	Detail, Planning Opinion
2.3	Settlement Areas and Settle Area Boundary Expansions
2.3.1	<p>General Policies for Settlement Area</p> <p>1. <i>Settlement areas</i> shall be the focus of growth and development. Within <i>settlement areas</i>, growth should be focused in, where applicable, <i>strategic growth areas</i>, including <i>major transit station areas</i>.</p> <p>Opinion: The property is located adjacent to a designated rural settlement area, but does not form part of same.</p>
2.5	<p>Rural Areas in Municipalities</p> <p>1. Healthy, integrated and viable rural areas should be supported by:</p> <ul style="list-style-type: none"> a) building upon rural character, and leveraging rural amenities and assets; d) using rural infrastructure and public service facilities efficiently; g) conserving biodiversity and considering the ecological benefits provided by nature; <p>Opinion: The OPA Application serves to delete a dated site-specific policy, which if left unattended could conceivably allow for a major retail/commercial use. The OPA Application, if approved eliminates this land use opportunity, and would in turn facilitate the creation of two (2) lots intended for single-unit dwelling use. This land use is considerate of its rural context and would not impact upon natural features.</p>
	<p>2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.</p> <p>Opinion: The proposed development can be sustained by rural service levels. The development area is located</p>

	<p>immediately of a designated rural settlement area south and east.</p>
2.6	<p>Rural Lands in Municipalities</p> <p>4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.</p> <p>Opinion: The MDS Analysis carried-out in support of the OPA Application confirmed that the two (2) proposed lots conform to the policies of the applicable MDS regulations.</p> <p>5. New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.</p> <p>Opinion: The MDS Analysis carried-out in support of the OPA Application confirmed that the two (2) proposed lots conform to the policies of the applicable MDS regulations.</p>
3.6	<p>Sewage, Water and Stormwater</p> <p>4. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.</p> <p>Opinion: The two (2) proposed residential lots (single-unit dwelling use) will rely upon private/individual water and waste-water facilities. The details of the Consent (Severance) Application approval process.</p>
4.1	<p>Natural Heritage</p> <p>Natural features and areas shall be protected for the long term.</p> <p>2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among</p>

	<p>natural heritage features and areas, surface water features and ground water features.</p> <p>Opinion: The Sumac NHE Report confirmed that the OPA Application, which will serve to facilitate the creation of two (2) lots intended for residential purposes will not impact upon on-site and/or area natural heritage features.</p>
	<p>7. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.</p> <p>Opinion: The Sumac NHE Report confirmed that the OPA Application, which will serve to facilitate the creation of two (2) lots intended for residential purposes will not impact upon on-site and/or area natural heritage features.</p>

County of Peterborough Official Plan

The property is designated as Rural, The Amendment will ensure consistency with the Upper Tier Rural Designation of the property.

County of Peterborough Official Plan – Local Component

As previously noted, the lands which are subject to this amendment (northern portion of the property) are currently designated “Highway Commercial” and subject of a Special Policy 6.2.10.4 (c) (i), in the local component of the County Plan.

Section 7.9 outlines a list of criteria that should be considered when considering an amendment to the local component of the County Official Plan. These are as follows:

- (1) To delete the Highway Commercial and associated Special Policy assigned to the northern portion of the property.

- (2) The lands subject of the Amendment are not developed.

(3) The land are rural in nature and are not developed (northern portion of the property).

(4) The northern portion of the property is not developed. The Amendment would facilitate the opportunity of creating two (2) lots intended for single unit dwelling purposes.

(5) The property is surrounded by rural and established low density residential uses.

(6) The Amendment will not cause any depreciation of property values for adjacent-area lands.

(7) The Amendment will not have any financial impact upon the Township.

(8) The Amendment will not be impactful upon area agricultural land uses. Moreover, the MDS Report prepared in support of the Amendment Application confirms no MDS issues.

(9) N/A

(10) The Amendment will not be impactful upon area agricultural land uses. Moreover, the MDS Report prepared in support of the Amendment Application confirms no MDS issues.

(11) Consistency with the 2024 PPS

Policy	Detail, Planning Opinion
2.3	Settlement Areas and Settle Area Boundary Expansions
2.3.1	General Policies for Settlement Area 1. <i>Settlement areas</i> shall be the focus of growth and development. Within <i>settlement areas</i> , growth should be focused in, where applicable, <i>strategic growth areas</i> , including <i>major transit station areas</i> .

	<p>Opinion: The property is located adjacent to a designated rural settlement area, but does not form part of same.</p>
2.5	<p>Rural Areas in Municipalities</p> <p>1. Healthy, integrated and viable rural areas should be supported by:</p> <ul style="list-style-type: none"> a) building upon rural character, and leveraging rural amenities and assets; d) using rural infrastructure and public service facilities efficiently; g) conserving biodiversity and considering the ecological benefits provided by nature; <p>Opinion: The OPA Application serves to delete a dated site-specific policy, which if left unattended could conceivably allow for a major retail/commercial use. The OPA Application, if approved eliminates this land use opportunity, and would in turn facilitate the creation of two (2) lots intended for single-unit dwelling use. This land use is considerate of its rural context and would not impact upon natural features.</p>
	<p>2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.</p> <p>Opinion: The proposed development can be sustained by rural service levels. The development area is located immediately of a designated rural settlement area south and east.</p>
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4.1	<p>Natural Heritage</p> <p>Natural features and areas shall be protected for the long term.</p> <p>2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</p> <p>Opinion: The Sumac NHE Report confirmed that the OPA Application, which will serve to facilitate the creation of two (2) lots intended for residential purposes will not impact upon on-site and/or area natural heritage features.</p>

	<p>7. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.</p> <p>Opinion: The Sumac NHE Report confirmed that the OPA Application, which will serve to facilitate the creation of two (2) lots intended for residential purposes will not impact upon on-site and/or area natural heritage features.</p>
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Zoning By-Law of Douro-Dummer

The lands which are subject to this amendment are currently zoned RU-Rural in the Township's Zoning By-Law. REZONING IS NOT REQUIRED.

CONCLUSION

Tom and Brenda Shaughnessy have applied to amend the local component of the County Official Plan to permit Rural land uses.

The amendment is deemed to be in general conformity with the County Official Plan, the local component of the County Plan and the 2024 Provincial Planning Statement.

Part B - The Amendment

All of this Part of the document entitled Part B - The Amendment consisting of the following text and schedule constitutes Amendment No. “#” to the Official Plan of the County of Peterborough.

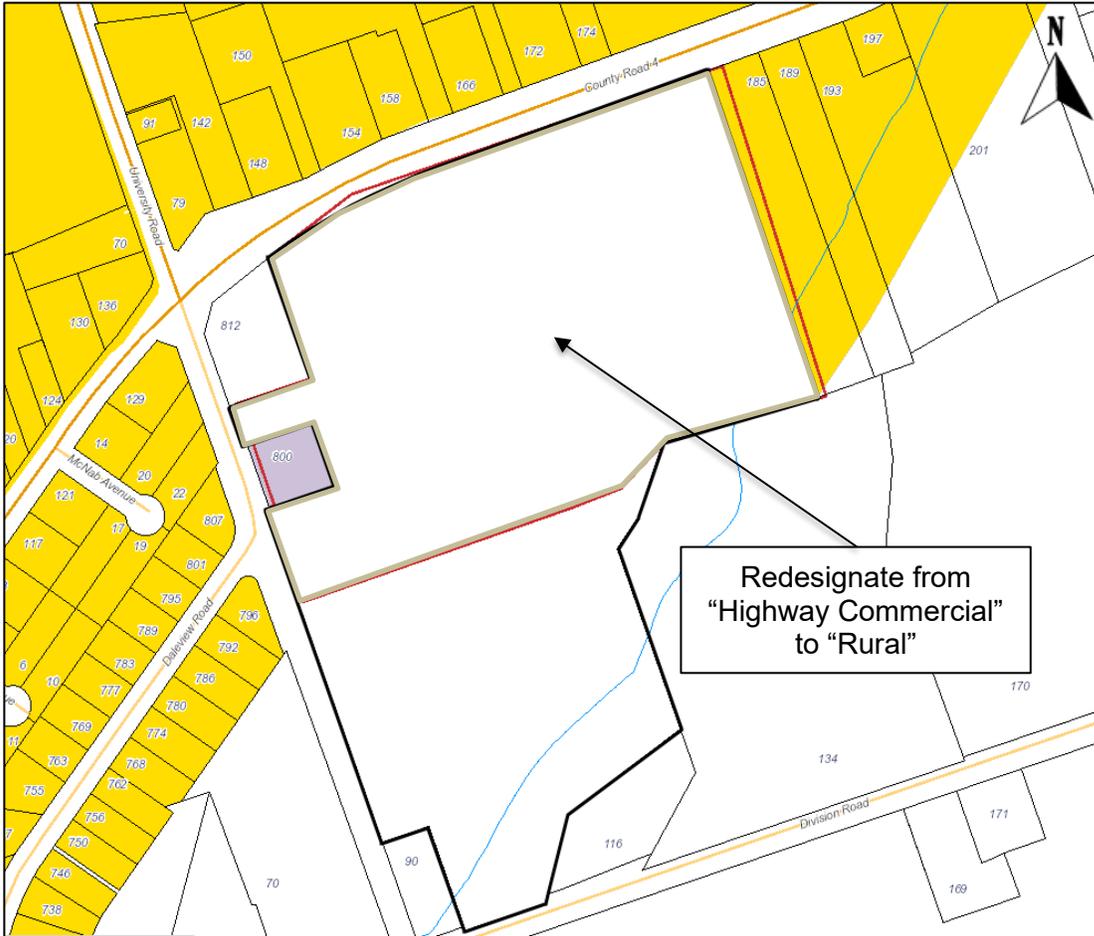
Details of the Amendment

The Official Plan of the County of Peterborough is hereby amended as follows:

Schedule ‘A4-1’ Land Use and Transportation Plan, Douro Ward of the Official Plan of the Township of Douro-Dummer within the Official Plan of the County of Peterborough is amended by redesignating a portion of the property located at Part Lot 1, Concession 10, in the geographic Township of Douro-Dummer, from the “Highway Commercial” designation to the “Rural” designation as shown on Schedule ‘1’ attached hereto and forming part of this Amendment.

1.

Schedule '1'
To
Official Plan Amendment No. #
County of Peterborough Official Plan



The following appendices do not constitute part of Official Plan Amendment No. #, but are included as information supporting the Amendment.

 Rural

- **Appendix No. 1** **Correspondence**
- **Appendix No. 2** **Public Meeting Notices and Minutes**
- **Appendix No. 3** **Public Comments**
- **Appendix No. 4** **Agency Comments**

Appendix No. 1 – Correspondence

Appendix No. 2 – Public Meeting Notices and Minutes

Appendix No. 3 – Public Comments

Appendix No. 4 – Agency Comments